

# Ferriby Fields

Scartho Top

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# Ferriby Fields, Scartho Top

A new collection of stylish 2, 3 & 4 bedroom homes.

Located in the sought-after Scartho Top area on the outskirts of Grimsby, Ferriby Fields is a collection of 299 homes, designed with you in mind.

A short distance from Grimsby town centre, Scartho Top is a popular area with families; supported by the surrounding countryside and open space along with an excellent reputation for good quality schools, public transport and other amenities. Family and commuter-friendly, the development offers the chance to work, rest and play with its easy access to beautiful unspoilt territory of the Lincolnshire Wolds and traditional seaside resort of Cleethorpes, while being close enough to major road and rail networks for those working out of town.

Scartho village itself has excellent local shopping facilities including supermarkets, a butchers, bakery and newsagents.

A wide range of recreational facilities are available in and around Grimsby, including several country parks, such as Weelsby Woods and People's Park with their children's play areas. For some retail therapy pop into nearby Abbeygate and Freshney Place.

Ferriby Fields is less than a 10-minute drive into the centre of Grimsby and you are just 15 minutes away from coastal Cleethorpes. Scunthorpe and Hull are less than an hour on major roads with Grimsby to Doncaster train journey taking just over 60 minutes.

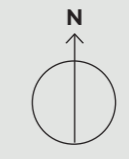
**Ferriby Fields**

Scartho Top DN33 3SW | 01472 868 468

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# Development layout



## 4 bedroom home

- The Goodridge
- The Mylne
- The Leverton
- The Grainger
- The Pembroke

## 3 bedroom home

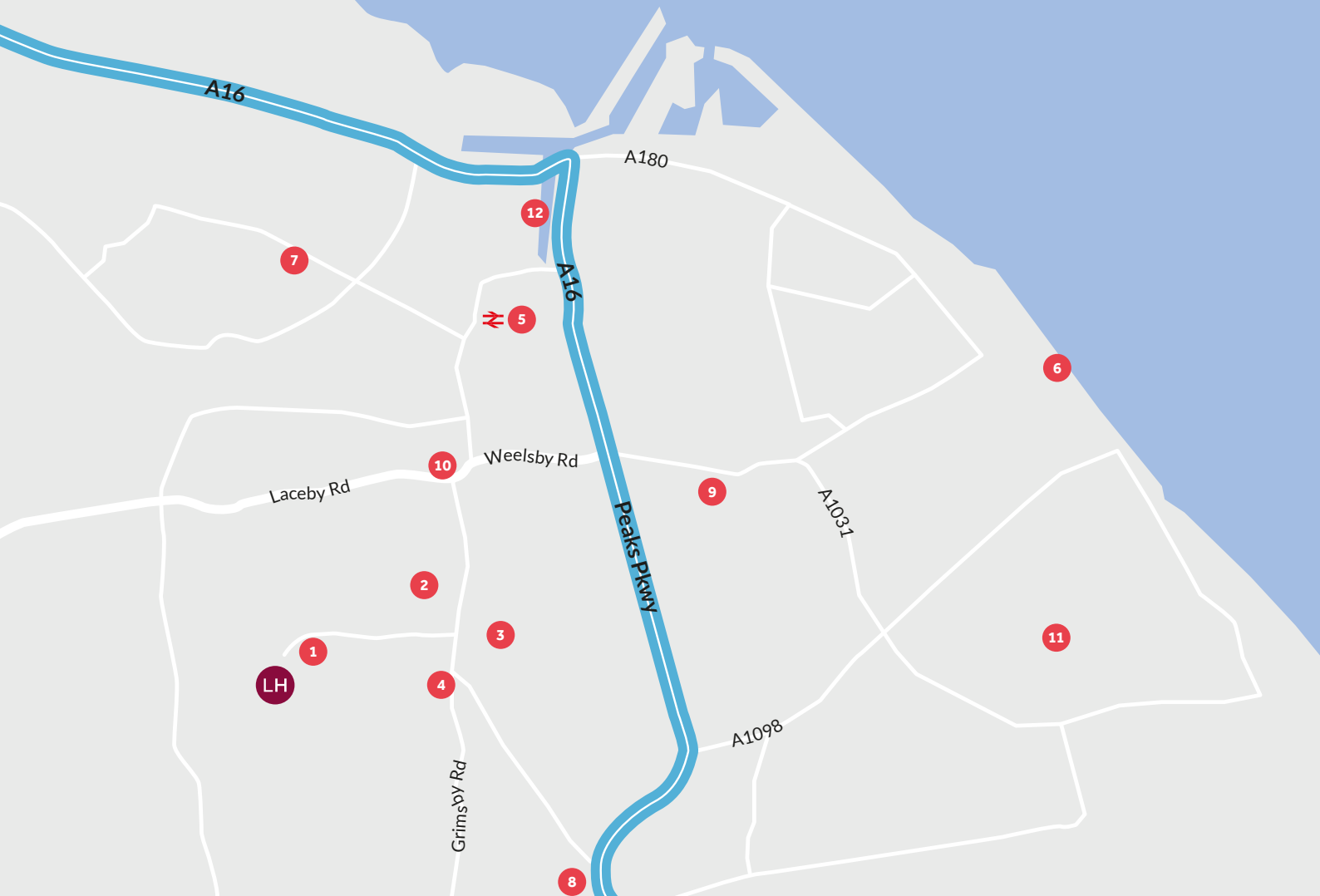
- The Emmett
- The Eveleigh
- The Mountford
- The Wyatt

## Pre sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

PS      pumping station      SS      sub station

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production. January 2024



## Around the local neighbourhood

- |   |                                     |                                       |
|---|-------------------------------------|---------------------------------------|
| <b>1</b> Aldi Supermarket                 | <b>5</b> Grimsby Town Train Station | <b>9</b> Weelsby Woods and Playground |
| <b>2</b> Diana Princess of Wales Hospital | <b>6</b> Cleethorpes Beech          | <b>10</b> Grimsby Insitute            |
| <b>3</b> Scartho Junior Academy           | <b>7</b> Grimsby Auditorium         | <b>11</b> Cleethorpes Country Park    |
| <b>4</b> Scartho Medical Centre           | <b>8</b> Waltham Toll Bar Academy   | <b>12</b> Alexandra Retail Park       |



## The Pembroke 4 bedroom home

Ferriby Fields

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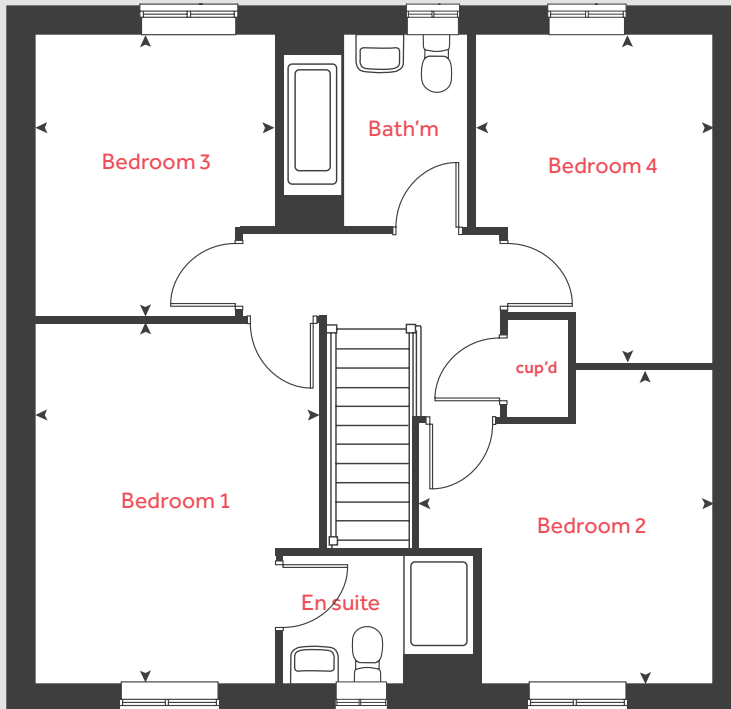
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# The Pembroke

4 bedroom home

First floor



## Ground floor

### Kitchen / family / dining area

8.07m x 3.36m      26' 6" x 11' 0"

### Living room

4.83m x 3.48m      15' 10" x 11' 5"

### Study

2.40m x 2.35m      7' 11" x 7' 9"

## First floor

### Bedroom 1

4.29m x 3.38m      14' 1" x 11' 1"

### Bedroom 2

4.33m x 3.48m      14' 2" x 11' 4"

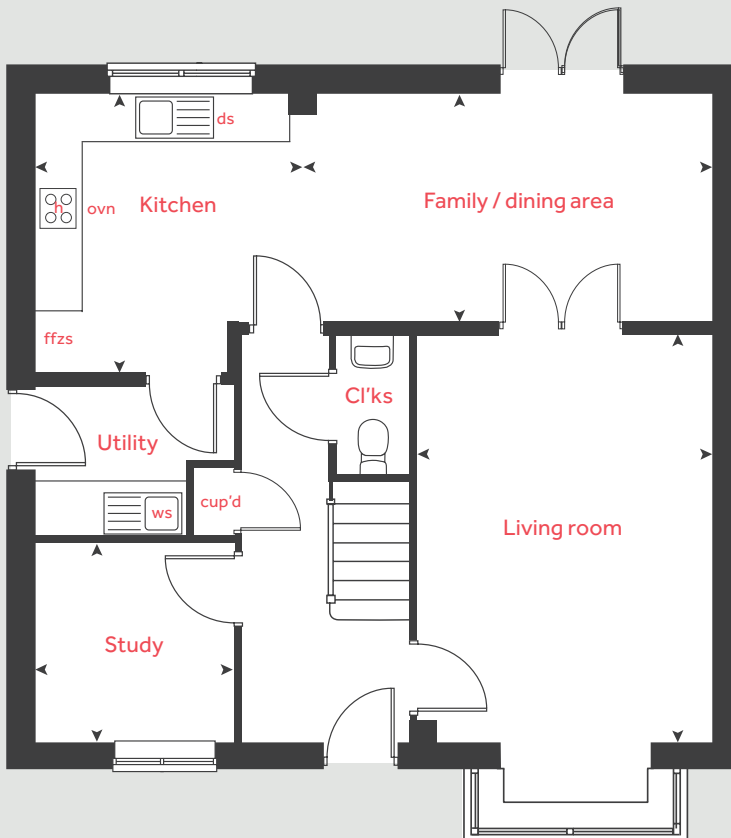
### Bedroom 3

3.35m x 2.87m      11' 0" x 9' 5"

### Bedroom 4

3.32m x 2.81m      10' 11" x 9' 3"

Ground floor



h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. September 2023



# The Goodridge 4 bedroom home

Ferriby Fields

Scartho Top DN33 3FS | 01472 868 468

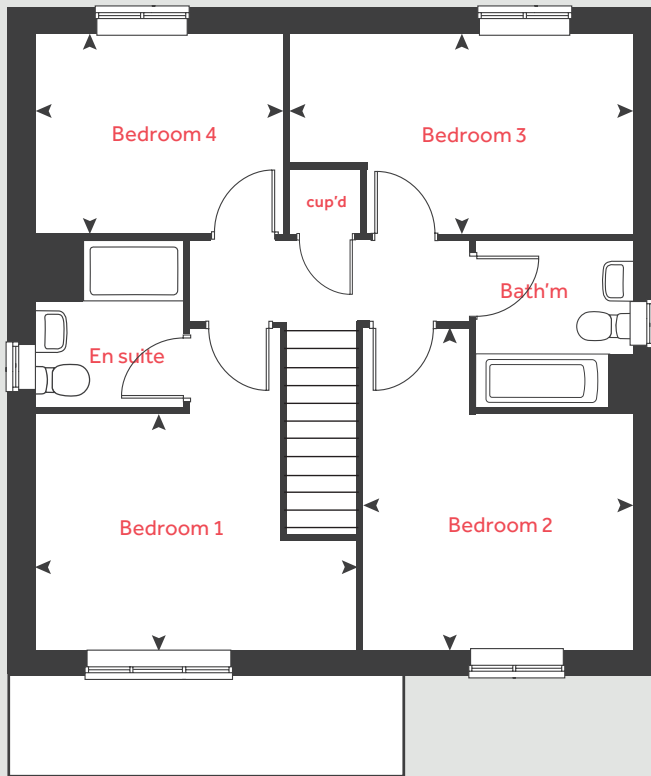
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# The Goodridge

## 4 bedroom home

### First floor



#### Ground floor

##### Kitchen / dining room

5.73m x 2.96m      18' 10" x 9' 9"

##### Living room

4.74m x 3.46m      15' 7" x 11' 4"

#### First floor

##### Bedroom 1

4.06m x 2.98m      13' 4" x 9' 10"

##### Bedroom 2

3.46m x 2.99m      11' 4" x 9' 10"

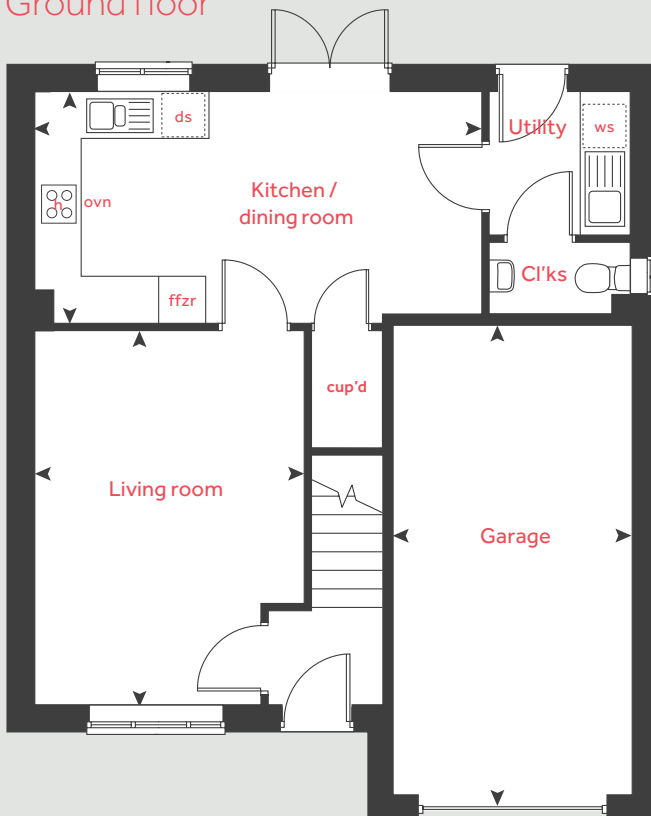
##### Bedroom 3

4.36m x 2.51m      14' 3" x 8' 3"

##### Bedroom 4

3.17m x 2.51m      10' 5" x 8' 3"

### Ground floor



h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

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# The Grainger 4 bedroom home

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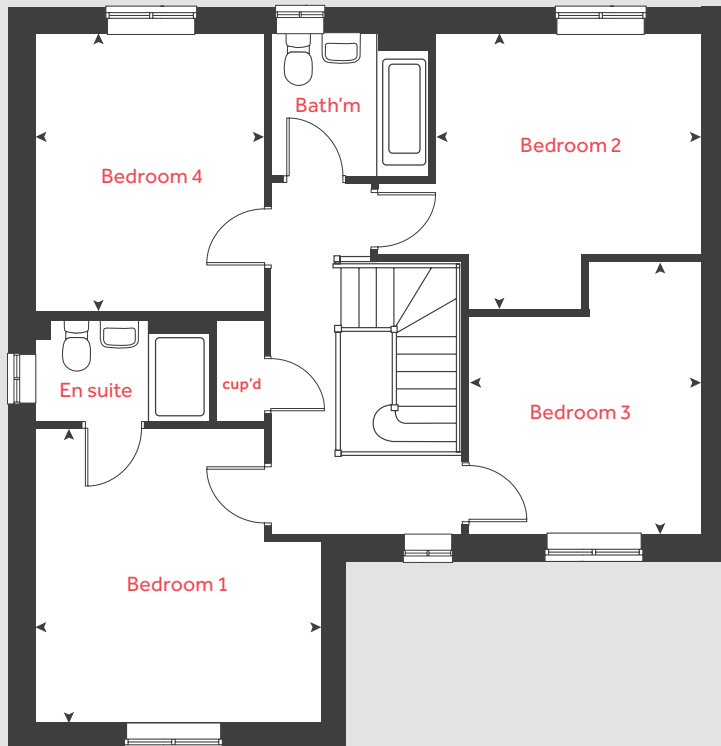
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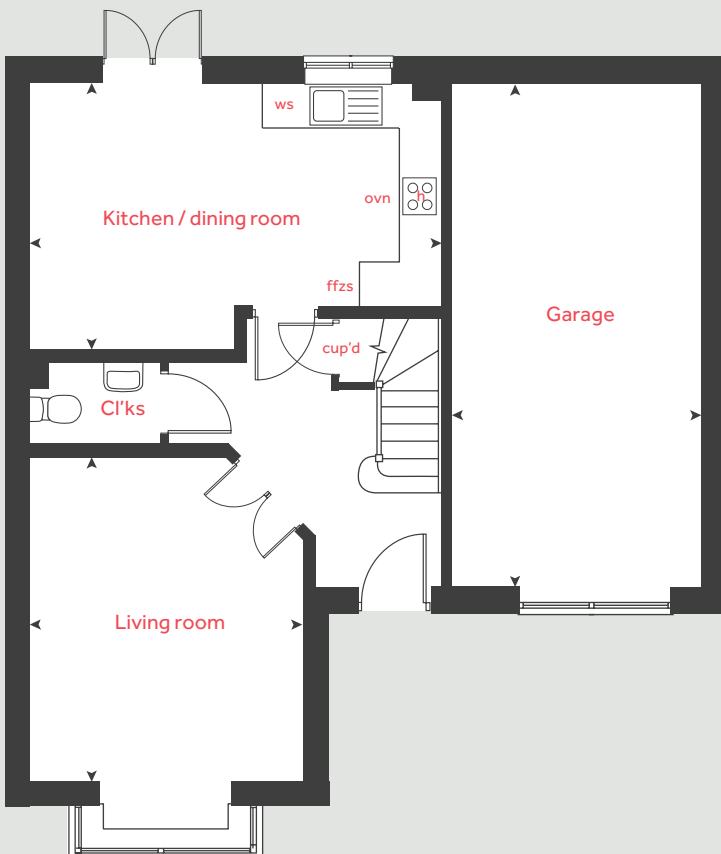
# The Grainger

4 bedroom home

## First floor



## Ground floor



### Ground floor

#### Kitchen/Dining room

5.84m x 3.69m      19' 1" x 12' 1"

#### Living room

4.50m x 3.59m      14' 7" x 11' 7"

### First floor

#### Bedroom 1

4.03m x 3.95m      13' 2" x 12' 9"

#### Bedroom 2

3.64m x 3.61m      11' 9" x 11' 8"

#### Bedroom 3

3.73m x 3.17m      12' 2" x 10' 4"

#### Bedroom 4

3.80m x 3.13m      12' 4" x 10' 2"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer space	◀ ▶	measuring points

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## The Eveleigh 3 bedroom home

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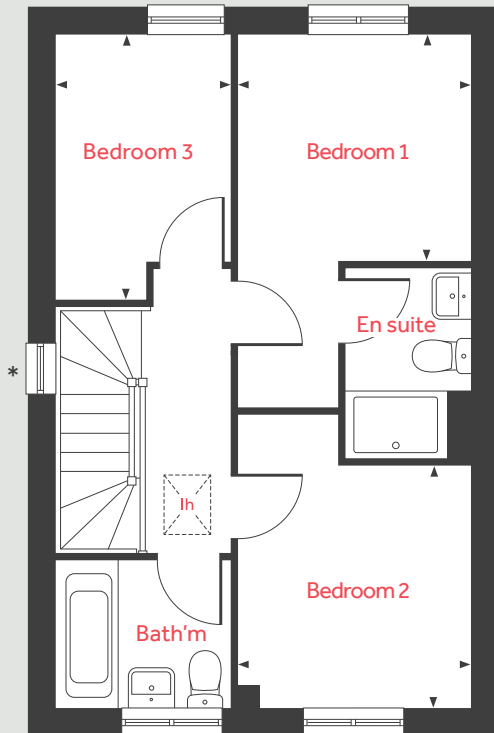
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# The Eveleigh

3 bedroom home

First floor



## Ground floor

### Living room

4.98m x 3.20m      16'4" x 10'6"

### Kitchen / dining area

4.78m x 2.80m      15'8" x 9'2"

## First floor

### Bedroom 1

2.78m x 2.72m      9'1" x 8'11"

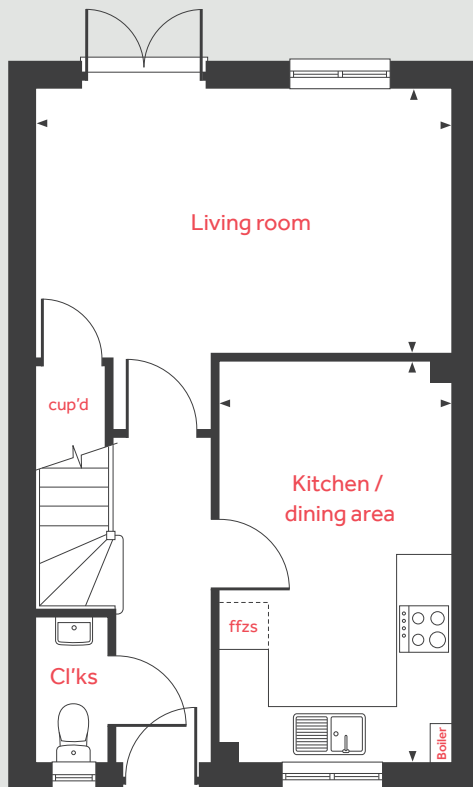
### Bedroom 2

2.90m x 2.78m      9'6" x 9'1"

### Bedroom 3

3.20m x 2.12m      10'6" x 6'11"

Ground floor



lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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## The Wyatt 3 bedroom home

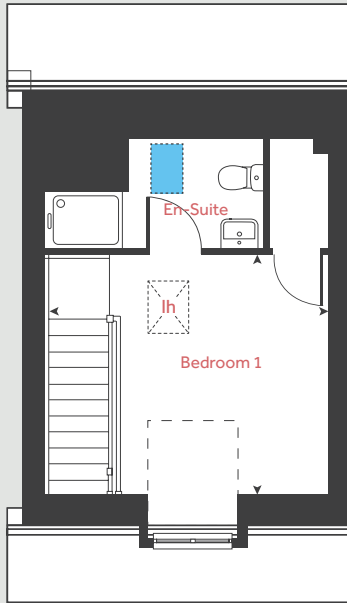
Ferriby Fields

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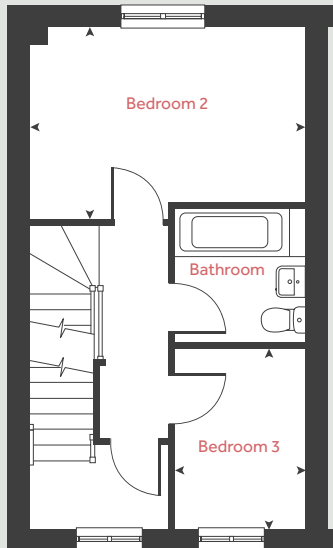
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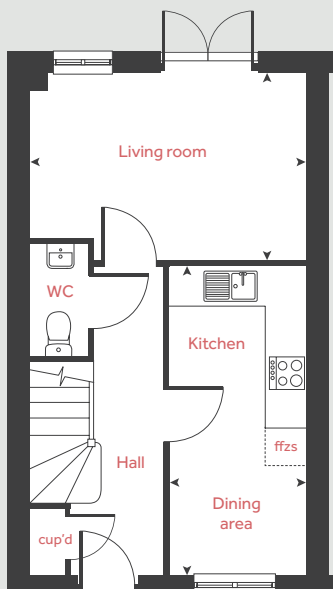
## Second floor



## First floor



## Ground floor



# The Wyatt

3 bedroom home

### Ground floor

Living room

4.10m x 2.74m

13'5" x 8'11"

Kitchen

4.57m x 2.02m

14'11" x 6'7"

### First floor

Bedroom 2

4.10m x 2.83m

13'5" x 9'3"

Bedroom 3

2.65m x 1.94m




8'8" x 6'4"

### Second floor

Bedroom 1

4.08m x 3.48m

13'4" x 11'5"

lh	loft hatch		velux window
cup'd	cupboard		measuring points
ffzs	fridge freezer space		reduced ceiling height

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# Specification

We give you so much more

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# Specification

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## We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	3 bedroom			4 bedroom				
	The Emmett	The Eveleigh	The Mountford	The Mlyne	The Leverton	The Goodridge	The Grainger	The Pembroke
<b>Kitchen</b>								
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■		■	■		■
Indesit Ceramic hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■					
Indesit Ceramic hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel charcoal filtered chimney hood.				■	■	■	■	■
White pendant light holder	■	■	■	■	■	■	■	■
Fridge/ freezer space	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		■			■	
Space for washing machine with plumbing and electrics in utility			■		■	■		■
<b>Bathroom, en suite(s)</b>								
Contemporary white sanitaryware	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■	■	■	■	■	■	■
Low profile shower tray with glass enclosure in ensuite	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■
<b>Doors &amp; Windows</b>								
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■
<b>Other</b>								
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■
Air Source Heat Pump	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house/ apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.